

**ALLEN TOWNSHIP
NORTHAMPTON COUNTY**

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEN, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA TO AMEND THE CODE OF THE TOWNSHIP OF ALLEN BY AMENDING THE TEXT OF CHAPTER 27 ZONING, PART 4 AGRICULTURAL DISTRICT, SECTION 27-401 TO ADD BANQUET FACILITES AS A PERMITTED USE ONLY WHEN SUCH USE IS ACCESSORY TO A FARM, VINEYARD, OR WINERY; SECTION 27-404 TO ALLOW A MAXIMUM BUILDING HEIGHT OF 62 FEET IN THE AGRICLUTURAL DISTRICT FOR BUILDINGS ASSOCIATED WITH A BANQUET FACILITY USE WHEN USED IN ACCORDANCE WITH SECTION 27-401(25); SECTION 27-1505(3) TO ADD ADDITIONAL REGULATIONS CONCERNING HOURS OF OPERATION,SETBACKS FROM PROPERTY LINES, NOISE, PARKING, WATER, SEWER, AND GENERAL OPERATIONAL REQUIREMENTS FOR BANQUET FACILITIES; AND ATTCHMENT A, TABLE OF USES, PART 7, MEDIUM DENSITY RESIDENTIAL DISTRICT, PART 8, HIGH DENSITY RESIDENTIAL DISTRICT, PART 10, INDUSTRIAL/COMMERCIAL DISTRICT, PART 12, HIGHWAY COMMERCIAL DISTRICT, AND PART 13, NEIGHBORHOOD COMMERCIAL DISTRICT TO PROVIDE THAT THE BANQUET FACILITY USE IS ONLY PERMITTED AS A PRINCIPAL USE BY RIGHT, IN THE INDUSTRIAL/COMMERCIAL, HIGHWAY COMMERCIAL, AND NEIGHBORHOOD COMMERCIAL ZONING DISTRICTS, AND REPEALING ALL OTHER ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Supervisors of Allen Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” of Pennsylvania and the authority and procedures of the “Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendments to the text of the Allen Township Zoning Ordinance; and

deleting line 10 “Banquet Facility” and renumbering the remaining uses contained therein from 1-13.

SECTION 5: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 10 Industrial/Commercial District, Section 27-1001, Uses Permitted by Right is hereby amended by adding line 23 “Banquet Facility” as a use permitted by right.

SECTION 6: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 10 Industrial/Commercial District, Section 27-1002, Uses Permitted by Conditional Use is hereby amended by deleting line E(25) “Banquet Facility” as a use permitted by conditional use.

SECTION 7: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 12 Highway Commercial District, Section 27-1201, Uses Permitted by Right is hereby amended by adding line 22 “Banquet Facility” as a use permitted by right.

SECTION 8: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 12 Highway Commercial District, Section 27-1202, Uses Permitted by Conditional Use is hereby amended by deleting line 2 “Banquet Facility” as a use permitted by conditional use.

SECTION 9: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 13 Neighborhood Commercial District, Section 27-1301, Uses Permitted by Right is hereby amended by adding line 23 “Banquet Facility” as a use permitted by right.

SECTION 10: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 13 Neighborhood Commercial District, Section 27-1302, Uses Permitted by Conditional Use is hereby amended by deleting line 3 “Banquet Facility” as a use permitted by conditional use.

SECTION 11: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 15 Specific Regulations, Section 27-1505(3), Banquet Facility is hereby amended to add the following:

- “A. The use shall operate only between the hours of 9:00 am and Midnight.
- B. Adequate potable water and sanitary sewer facilities shall be provided in accordance with Township and State guidelines.
- C. All structures and facilities associated with the use shall be set back a minimum fifty (50) feet from all property lines and ultimate right of way lines, except for pre-existing structures and facilities. All parking lot and parking facilities shall comply with the provisions of Section 1422 of this Ordinance.
- D. A minimum of 1 parking space for every 2 seats shall be provided.
- E. Entertainment and music is permitted provided that no sound or vibration shall be permitted to leave the boundaries of the lot upon which the use is operating.
- F. Proper trash receptacles shall be provided for any portion of the use that is conducted outside.
- G. The use may be conducted inside structures or at outside locations, and the property owner or a designated representative shall be present on site at all times.”

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Allen Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 4 Agricultural District, Section 27-401, Uses Permitted By Right, is hereby amended to add subsection 25 to read as follows:

“25. Banquet facility – Only as an Accessory Use to farming, vineyard and winery uses.”

SECTION 2: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 4 Agricultural District, Section 27-404, Area, Yard and Height Regulations is hereby amended to add the following:

“Maximum building height for a building associated with a banquet facility use, if permitted as an Accessory Use to a farm, vineyard, or winery, shall be 62 feet as measured by the average finished grade around the building perimeter, provided that no occupied floor can be higher than 25 feet.”

SECTION 3: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 7 Medium Density Residential District, Section 27-701, Uses Permitted by Right is hereby amended by deleting line 11 “Banquet Facility” and renumbering the remaining uses contained therein from 1-13.

SECTION 4: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Part 8, High Density Residential District, Section 27-801, Uses Permitted by Right is hereby amended by

SECTION 12: Chapter 27 Zoning, of the Code of Ordinances of Allen Township, Attachment 1, Table of Uses, Banquet facility is hereby amended as follows:

	I	IC	HC	NC	A	R	R1	R2	R3	MHP
“Banquet facility	N	P	P	P	N	N	N	N	N	N”

SECTION 13: SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of the Zoning Ordinance shall continue to be separately and fully effective.

SECTION 14: REPEALER. All provisions of Township Ordinances and Resolutions or parts thereof that are in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION 15: ENACTMENT. This Ordinance shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE AMENDMENT IS HEREBY ORDAINED AND ENACTED this 8 day of August, 2023, by the Allen Township Board of Supervisors.

ATTEST:

ALLEN TOWNSHIP
BOARD OF SUPERVISORS

By: 

By: Dale M. Hasler

